
The Leesburg Planning Commission held a special meeting for the Leesburg Area Elementary School on Thursday August 10, 2000 in the Council Chambers, 25 West Market Street, Leesburg, Virginia. Members present for this meeting were Commissioners: L. Schonberger, L. Werner, D. Kennedy, K. Umstattd, K. Kearns, C. Cable and Chairman G. Glikas. Staff members present for this meeting were: Delane Parks and Paul Gauthier.

There were no petitioners.

Commissioner Werner introduced herself to the members of the Commission.

Chairman Glikas welcomed Commissioner Lyle Werner to the Planning Commission.

Preliminary Final Development Plan

Leesburg Area Elementary School-Draft Motion

Mr. Delane Parks presented this report for Mr. Lee Phillips who on was on vacation.

Mr. Parks stated the property also known as the “Twin Lakes” site located west of Harper Park Middle School was originally proposed for the “Twin Lakes” office park which has been rezoned. Mr. Parks stated the re-zoning concept plan has been reviewed in conformance with the plan and found no problem with it.

Mr. Parks stated the proposal for the Leesburg Area Elementary School is for a building that is approximately 84,000.00 square feet along with the required parking, public infrastructure and recreational facilities. He stated the school at the present time is supposed to be accessed through the existing Harper Park Middle School later an access will be provided off the future extension of Potomac Station Drive.

Commissioner Kearns asked if access was going to be available through Haper Park Middle School at this time and then later will it be Keystone Drive? She asked if the bicycle or walk path was supposed to be reserved adjacent to Keystone Drive. She stated it does say that they will reserve a 90 foot right-a-way.

Mr. Parks stated yes, it is within the 90 foot right-a way.

Commissioner Cable asked if the ultimate access would be by Potomac Station Drive and asked if this was correct?

Mr. Parks stated yes that is correct.

Commissioner Cable stated on page 4 of the proffers item F does say subject to town review and approval the applicant could incorporate access to Keystone Drive. She asked what would be the basis for doing that and where would that come in?

Mr. Gauthier stated when they worked out the proffers that was one of the things the school requested that they have the right to have access to Keystone Drive because they are going to build it. He stated they had no objections at all to access at Keystone it would have to be reviewed and approved by the town and would have to meet the town's standards.

Commissioner Cable asked if there was going to be a driveway around the school that would enable access to Keystone?

Mr. Gauthier stated yes.

Commissioner Cable asked if it was going to be by the ball fields.

Mr. Gauthier stated the only one who would have that access to build on the school property would be the school board themselves. He stated he doubted the school board would build a road across the ball fields.

Mr. Randy Vlad who is with the Construction Department of Loudoun County Schools was present.

Commissioner Cable asked about a request for berming and fencing along Keystone Drive and the requested berming of the proximity of the road to the playground area.

Mr. Randy Vlad stated the County would provide both the berming and the fencing as requested. He stated since Keystone Drive is not built yet they have not worked on that part pf the application at this point.

Commissioner Cable stated one of the conditions of approval should be provision of berming along Keystone Drive at the time of construction.

Commissioner Cable asked Mr. Vlad if they were considering adding another stormwater management pond besides the one that is below the south of the site and will they putting a fence around it?

Mr. Vlad stated what they are doing is accessing the one that is at the Harper Park site, which they are expanding and they will realign the fencing to incorporate the additional excavation area. He stated that is shown on the engineering plans.

Commissioner Cable asked about the out come of the undesignated property to the west of the future alignment for Keystone Drive.

Mr. Vlad stated at this he has not seen this part of the plan.

Commissioner Cable asked if it was of any significant size?

Mr. Vlad stated they do not want to encourage kids from any crossing of the road. He stated they would rather leave it as grass or open space.

Commissioner Glikas stated he does not understand the road configuration where if the road was brought down a little bit further it brings that piece of property more in lined with the school property, he asked if this was correct?

Mr. Vlad stated the property line between the Hydra Nursery property and the schools the edge of that right-of way is the boundary line so the only way to lessen the impact is to try and move it over as much as possible.

Commissioner Schonberger stated that once the roadway is built for access to the site they might not close off that interconnector between the middle school and the elementary school, this might be left open if they find it useful for access.

Commissioner Werner asked if there was a possibility that the trails will not be built by the applicant due to them stating they do not have the funds?

Mr. Gauthier stated in the proffers they can not bind a legislative body to an action. He stated the pedestrian path will be 90 foot right-of-way of Keystone Drive.

Commissioner Werner asked if that was the only place it is?

Mr. Gauthier stated yes.

Commissioner Werner asked if the purpose of it is to connect from Potomac Station down to Route 7 for a pedestrian?

Mr. Gauthier stated Keystone in the ultimate flies either over or under he stated he does not know yet. He stated there will be no connection at Route 7 in the ultimate.

Mr. Gauthier stated depending on what happens they left the option open the town may need another at grade intersection. He stated the thinking was the have an at grade intersection at River Creek Parkway there is an at grade intersection at Battlefield Parkway you may have the need to relive those two intersections the way to do that is to provide another intersection which might possibly be Keystone.

Commissioner Werner asked if the school board agrees to all the changes?

Mr. Vlad passed out a letter dated August 8, 2000 addressed to Michael E. Tompkins signed by Randolph J. Vlad, Civil Engineer, Loudoun County Public Schools:

This letter serves as written confirmation that the Department of Planning, Zoning and Development review comments dated August 4, 2000 and Department of Engineering and Public Works comments dated August 8, 2000 will be satisfied.

Commissioner Schonberger stated that the plan that shows the future right-of-way, which is north of Route 7, and asked if that was for a service road, parallel road or the widening of Route 7.

Mr. Gauthier answered one of the proffers speaks to providing access to the west to the parcels. He stated at the time they worked on Harper Park Middle School the kept out at 50 foot strip across the tail end where it comes down across to Route 7. He stated they did that because in the ultimate when Route 7 is a limited access where Carrodoc Hall is and the vacant parcel besides that will not have that access to Route 7. He stated originally when Route 7 was set up and thought to be a limited access the idea is the access would be up to Potomac Station Drive to the north when Harper Park rezoning was approved making that all residential what that means the Carrodoc Hall and the future business that is going to be next to it would have to go through the residential district and we did not want that so what we did is we kept that strip open for frontage road that will basically go along Route 7 and hook into Keystone Drive. He stated the design of that road has not been completed all it is a reservation of land so they can fit that in at a later date.

Commissioner Werner asked how will this affect the Stone House at Harper Park?

Mr. Gauthier stated right now it has access to Route 7 when Route 7 is at its ultimate configuration which is limited access grade separated it will not have access to Route 7 either it will have access to the front road.

Commissioner Schonberger asked why the berming was not shown on the plan?

Mr. Vlad stated they did not show any detail on the berming because depending on the grade that they end up with the ultimate design, the pond and the flyover.

Mr. Gauthier stated the Engineering Department supports a decision not to show the berming on the plan. He stated the berm will not drive the design of the road. He stated the design of the road will come first and then they will put the berm in.

Commissioner Schonberger asked if they had something in writing that follows these plans that indicates that at the time the road is put in there will be berming?

Mr. Parks stated if the Commission would like he could put in the additional conditions that there will be berming and fencing between the school and the future extension of Keystone Drive.

Commissioner Schonberger asked given that there will be a future right-of-way that is going to parallel Route 7 there are some landscape trees that are abutting Route 7. He asked if it would be practical or reasonable for the applicant to put in some landscaping in the area to the north of the future right-of-way and to the south of the baseball field.

Mr. Vlad stated yes they would be more than glad to provide some landscaping trees along the future right-of-way.

Commissioner Kearns asked since the right-of-way is so close to Route 7 and they do not know when this roadway will be taken, she stated she thinks it would be a good idea to have a berm there now because for public safety because these are elementary students.

Chairman Glikas agreed.

Mr. Vlad stated what they were looking at right now is the impact it would of the shedding of storm water off of Route 7.

Commissioner Kearns asked isn't it running the other way down towards the storm water management pond.

Mr. Gauthier stated he had no answer for this at this time.

Commissioner Kearns asked because this is so close to Route 7 what kind of fencing could go there to give a confront level for these students?

Chairman Glikas stated what he would like to do is have staff and the applicant to look at the safety issues at this location.

Mr. Vlad stated he would work with staff and do what ever is needed regarding the safety issues and the berm.

Mr. Vlad stated before they put up a berm they wanted to make sure it is not too high or too enclosed for security purposes. He stated he would be more than willing to work with the police department.

Commissioner Kearns asked if the Town's landscape requirements anyway interfere with any of the ability to have the clear zones that they need.

Mr. Vlad stated they try to encourage within the Town and the County is to have something that is more in the way of canopy trees that are no more 6 feet above the ground so a police car in a cruiser can drive by and still be able to see.

Commissioner Werner asked how high will the fencing be around the storm water drainage pond?

Mr. Vlad stated a minimum of 6 to 8 feet.

Commissioner Werner stated that 6 feet does not seem high enough.

Chairman Glikas stated when Harper Park was built there was some discussion about the fence size and what was required of them to do was done it will still apply to this situation here.

Mr. Tompkins asked what has been the experience of any kids fooling around in the ponds with there other school sites?

Mr. Vlad stated they fence them in as a policy a lot of the ponds are designed to be dry ponds. He stated they have never really had any instances that they are aware of.

On a motion by Commissioner Cable the following draft motion was made:

I recommend approval of the preliminary/final development plan, dated July 21, 2000 conditioned upon satisfactory resolution of the Department of Engineering and Public Works Review Comments dated August 8, 2000 and the Department of Planning, Zoning and Development Review Comments dated August 4, 2000 as agreed to in a letter from the applicant dated August 8, 2000 **with the additional conditions that the applicant provide berming and fencing along the “right-of-way” between the school and the future extension of Keystone Drive at the time of construction of Keystone Drive.**

The motion was seconded by Commissioner Schonberger and approved unanimously with chair voting yes.

Commissioner Kennedy made a motion to adjourn meeting.

Commissioner Schonberger seconded.

Meeting adjourned 8:00 p.m.

Anne Marie Eaton, Recording Clerk